170.0	0001	0007.C	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	805,200 /	805,200
					USE VALUE:	805,200 /	805,200
					ASSESSED:	805,200 /	805,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73	-75	PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAVARESE STEVEN P
Owner 2:	
Owner 3:	
Street 1:	75 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SAVARESE STEVEN P & DEIRDRE -
Owner 2:	-
Street 1:	75 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .061 Sq. Ft. of land mainly classified as Office with a Office Building built about 1930, having primarily Clapboard Exterior and 2640 Square Feet, with 2 Units, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	2667.000	391,800		413,400	805,200
Total Card	0.061	391,800		413,400	805,200
Total Parcel	0.061	391,800		413,400	805,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 305.00 | /Parcel: 305.00

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 112498
GIS Ref
GIS Ref
Insp Date 05/25/18

PREVIOUS ASSESSMENT

Parcel ID 170.0-0001-0007.C

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	340	FV	391,800	0	2,667.	413,400	805,200		Year end	12/23/2021
2021	340	FV	391,800	0	2,667.	406,700	798,500		Year End Roll	12/10/2020
2020	340	FV	391,800	0	2,667.	400,100	791,900	791,900	Year End Roll	12/18/2019
2019	340	FV	373,700	0	2,667.	373,400	747,100	747,100	Year End Roll	1/3/2019
2018	340	FV	373,700	0	2,667.	333,400	707,100	707,100	Year End Roll	12/20/2017
2017	340	FV	373,700	0	2,667.	293,400	667,100	667,100	Year End Roll	1/3/2017
2016	340	FV	373,700	0	2,667.	220,000	593,700	593,700	Year End	1/4/2016
2015	340	FV	319,300	0	2,667.	120,000	439,300	439,300	Year End Roll	12/11/2014

!13120!

PRINT

Date	Time
12/30/21	16:12:48

LAST REV

Date	Time
08/22/19	15:53:37
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13120

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAVARSE STEVEN	72084-15	1	1/2/2019	Estate/Div	1	No	No		
SAVARSE STEVEN	54619-415		4/30/2010	Family	1	No	No		
SAVAS JAMES M/E	54619-413		4/30/2010	Convenience	300,000	No	No		
KEENAN JOHN/ETA	28072-143		1/13/1998		305,861	No	No		Y

USER DEFINED

Prior Id # 1:	112498
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/8/1998	334	Sign	500	C				2X20 SIGN
4/13/1998	183	Addition	10,000	C				9X13 ADDITION
3/5/1998	107	Alterati	18,000	C				REMODEL BUILDING

ACTIVITY INFORMATION

Date	Result	By	Name
8/22/2019	Mail Update	JO	Jenny O
5/25/2018	MEAS&NOTICE	HS	Hanne S
3/20/2009	Meas/Inspect	197	PATRIOT
6/12/2000	Meas/Inspect	263	PATRIOT
12/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		2667		Sq. Ft.	Site		0	31.	5.00	CA									413,385						413,400	

Total AC/HA:	0.06123	Total SF/SM:	2667	Parcel LUC:	340	Office	Prime NB Desc	COMM AVG	Total:	413,385	Spl Credit		Total:	413,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	71 - Office		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	4 - Vinyl	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	24.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	24.5	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.17878783
Const Adj.:	1.00239980
Adj $ / SQ:	124.070
Other Features:	10674
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	518945
Depreciation:	127141
Depreciated Total:	391803

COMMENTS

CENTURY 21 INT GOOD.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:	1	HB	1

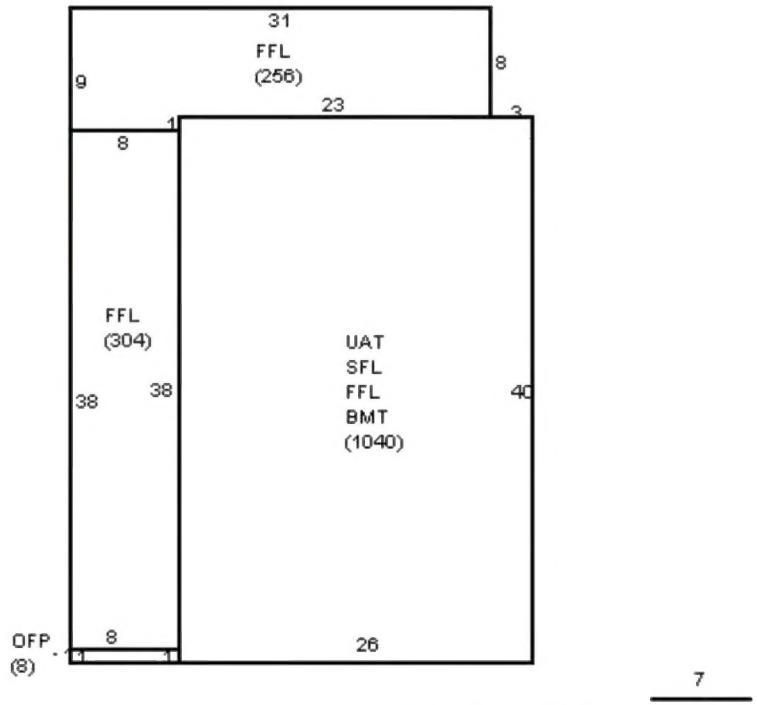
REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	165.01
Special Features:	0	Val/Su Net:	99.24
Final Total:	391800	Val/Su SzAd	148.41

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,600	124.070	198,512
BMT	Basement	1,040	37.220	38,710
SFL	Second Floor	1,040	124.070	129,033
UAT	Upper Attic	260	49.630	12,903
OFP	Open Porch	8	44.110	353

Net Sketched Area:	3,948	Total:	379,511
Size Ad	2640	Gross Area	4728	FinArea	2640
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

170.0-0001-0007.C

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc